

May 18, 2015

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CALL TO ORDER

Mayor Keenan called the Monday, May 18, 2015 Regular Meeting of Dublin City Council to order at 6:00 p.m. at the Dublin Municipal Building.
Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider and Ms. Salay. (Mr. Peterson and Mr. Reiner arrived at 6:05 p.m.)

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Keenan moved to adjourn to executive session to discuss the purchase of property for public purposes and conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.
Mr. Lecklider seconded the motion.
Vote on the motion: Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes.
(Mr. Peterson and Mr. Reiner joined the session in progress.)
Staff members present for the executive session were Mr. McDaniel, Ms. Crandall, Mr. Smith, Ms. Readler, Ms. Mumma, Mr. Foegler and Mr. Kridler. In addition, Mr. Daniels of Squires Patton Boggs joined the executive session.

The meeting was reconvened at 7:07 p.m.

ROLL CALL

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, Mr. Peterson, Mr. Reiner and Ms. Salay.

Staff members present were Mr. McDaniel, Ms. Crandall, Mr. Smith, Ms. Readler, Ms. Mumma, Mr. Foegler, Ms. O'Callaghan, Chief von Eckartsberg, Mr. Earman, Mr. Shawn Smith, Mr. Hahn, Ms. Puskarcik, Mr. Hammersmith, Mr. Langworthy, Ms. Gilger, Ms. Husak, Ms. Nardecchia, Ms. Wawskiewicz, Ms. LeRoy, Mr. Kridler and Mr. Stanford.

PLEDGE OF ALLEGIANCE

Mr. Reiner led the Pledge of Allegiance.

SPECIAL PRESENTATIONS/PROCLAMATIONS

- Employer Support of the Guard and Reserve (ESGR) award – presentation to City of Dublin

Mr. McDaniel stated that he represented the City at the recent ESGR dinner and awards program. The ESGR is a Department of Defense office, which was established in 1972 and promotes the cooperation and understanding between the Reserve component services and their civilian employers and assists in resolution of conflicts on behalf of military employees or reservists – both Guard and Reserve members. The office celebrates and promotes the value of Guard and Reserve members to civilian employers. The City of Dublin was a recipient of the ESGR Pro Patria Award, and was nominated by City employee and Staff Sergeant Alex Rozanski who is currently on active duty with the Guard. Present tonight are Staff Sergeant Rozanski, Staff Sergeant Justin Chapplelear, who serves as a Dublin Police officer and Specialist Andrew Clark, who is also a Dublin Police officer. Mr. McDaniel provided details regarding their individual military service and current assignments. Other City employees who have served are Sergeant Rodney Barnes and Paul Richmond; there are nine reservists who have retired. Personally, he is a 34-year member of the Army National Guard. He was very honored to represent the City and receive the award at the event.
Mayor Keenan pointed out that Mr. McDaniel serves as a Brigadier General in the Ohio Army National Guard.
On behalf of City Council, Mayor Keenan accepted the award from Staff Sergeant Rozanski, Staff Sergeant Justin Chapplelear, and Specialist Andrew Clark. He thanked them for the nomination and presentation.

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Citizen University – Graduate Recognition

Mayor Keenan noted there are 19 Dublin residents who completed a seven-week course focusing on local government. Beginning in late March, the group spent time with every work unit in the City. The course included hands-on experiences such as park and public art tours, equipment and process demonstrations, examinations of actual development case studies, event permitting, and the opportunity to discuss the many aspects of public service with public administrators. The group was highly engaged, with genuine interest in the community and they will continue their connection and stay involved. Staff liaisons were Kyle Kridler and Christine Nardecchia.

Ms. Nardecchia noted that this is the inaugural class of Citizen U. There was a wait list for this first year. The list of graduates is included in the packet. She asked that the graduates stand to be congratulated for spending the past seven weeks learning about their community!

Ray Hamman, 5592 Caplestone Lane, Dublin stated that he and his wife have lived in Dublin for 18 years and they are proud to live in Dublin. After this experience, he is even more proud! There are now 19 strong ambassadors of the City as graduates of Citizen U. The enthusiasm and teamwork of the City staff was very impressive. The inaugural class was well run, and Council should be very proud of the staff who have launched this. This is an excellent program and he hopes it will continue in the years ahead. He made positive comments about the very professionally run shooting range at the Police Division. Mayor Keenan thanked all of the graduates for their participation in the program.

Motorcycle Safety Awareness Month – May 2015

Mayor Keenan read a proclamation regarding for Motorcycle Safety Awareness Month. Chief von Eckartsberg and Officer Jake Williams accepted the proclamation on behalf of the Division of Police.

Jeff Noble, Commander, LCPL Wesley G. Davids American Legion Post 800

Commander Noble invited everyone to join them on Memorial Day at 11 a.m. for the procession to the bridge, the wreath ceremony that takes place on the bridge, proceeding on to the Dublin Cemetery and then Dublin Veterans Park Grounds of Remembrance. The ceremonies are followed by a luncheon for the community. This year is a special observance, as the Eddie Adams photography exhibit will open on Memorial Day at the Dublin Arts Council.

Vice Mayor Gerber added that in recognition of Memorial Day, all Council members are wearing the red poppy as a tribute to the men and women who gave their lives for our nation's freedom. The tradition of wearing red poppies began in 1918 by Moina Michael. Memorial Day honors those who have fallen heroes who died protecting our freedoms. Mayor Keenan noted that this year's procession will begin at the Shoppes at River Ridge across from Wendy's headquarters.

Mr. Reiner added that after the complimentary luncheon, shuttle buses will be available to take people to the Eddie Adams exhibit at the Dublin Arts Council. Eddie Adams was a famous photojournalist whose photos of the Vietnam War are world-renowned. He was a soldier and the photos appeared on the covers of major magazines. Ms. Puskarcik knows the family and was able to obtain the photos for the exhibit in Dublin, Ohio. It is a tribute to those who served our nation in Vietnam.

Economic Development Program Assessment – Battelle Technology Partnership Practice

Ms. Gilger introduced Deborah Cummings, Senior Program Manager from the group who has been working on an inventory of economic development programs and will present her findings.

Ms. Cummings stated that the City has a tradition of planned and thoughtful economic development practices. Dublin's history has been driven by the City's ability to compete successfully for a significant share of the growth experienced within Central Ohio, with Dublin historically being considered a preferred site for business development. This growth has not happened by accident, but rather as a result of careful strategic planning

over the course of more than two decades. The City has developed from a traditional retention/attraction/expansion/creation model to one that now encompasses best practices in both economic districts as well as industrial clusters. This past fall, staff identified the need to reflect upon these efforts and conduct a programmatic inventory of the City's economic development initiatives. The question at hand was to ascertain whether or not as the City's economic development strategies, programs and efforts have evolved over time – have the tools, policies and programs advanced to meet the pressing needs of today's global economy. Specifically, are the programs aligned with one another; are they responsive and nimble to industry needs; do they achieve the goals established by City Council for the well-being of its citizens?

To answer these questions, Battelle examined an entire interconnected sequence of economic assets -- what they call the "economic development ecosystem." The report provided in the packet gives much more detail on this. The focus was to determine if Dublin's programmatic components are adequately addressing economic needs, or if there are deficiencies or weaknesses to be addressed.

Their findings indicate that the City of Dublin is meeting the needs of industry through its ability to evolve its economic development strategies and programmatic efforts. The report provides detail regarding each economic asset and Dublin's efforts to ensure comparative advantage within not only Central Ohio but also the nation and the world. However, the City cannot "rest on its laurels" as stagnation results in economic decline. Dublin must seize upon its economic opportunities to help ensure economic prosperity into the future.

The study provides a series of recommendations, and the following are five of the most critical ones:

1. Focus on those value-added industry clusters that represent the greatest opportunity in the future for economic growth. Industry cluster taskforces comprised of industrial thought leaders should be convened to seek guidance on industrial and workforce strategies as well as provide opportunities for collaboration and networking.
2. Develop a "Quality of Place" that is attractive to 21st century workers and meets the needs of identified industry clusters. Market trends across the nation indicate a growing preference for mixed-use, high density, live/work/play environments. Dublin currently lacks this type of product and to alleviate this, the Bridge Street Corridor must be considered a high priority that moves forward expeditiously and incorporates mixed-use, live/work/play attributes. More land must be obtained if economic development opportunities are to be effectively pursued, particularly related to the development of the West Innovation District, including leveraging the potential development associated with Ohio University's recent investments in that area. Aging office facilities must be improved, redeveloped where necessary, and adapted for 21st century preferences.
3. Develop a more proactive business climate. To ensure competitiveness, Dublin must continually update its codes to ensure consistency and predictability, and continually evaluate and improve zoning and permitting processes at the staff and board levels to ensure they are efficient, timely, transparent and promote a desire to invest and grow in the City, while upholding standards.
4. Ensure that the City's dark fiber investments and launch of the 100-Gig-capable network continues to provide a comparative advantage for industry located in the City. Dublin has a unique opportunity to capitalize on the growing Big Data investments being made in Central Ohio and should add expertise in data analytics to the economic development team and focus a portion of its industry cluster activities on big data efforts.
5. Evaluate Dublin's current entrepreneurial programs against national best practices. The City should determine if changes are warranted after five years of significant investment in the Dublin Entrepreneurial Center's activities as well as changes in regional entrepreneurial investment initiatives. There is need to evaluate the current programs and offerings, and lay out a strategy for entrepreneurial development focused on the areas of cluster development in the coming years.

She concluding by commenting that Dublin's economic future is bright. Through public/private partnerships, Dublin has the opportunity to advance its economy around targeted areas of industrial development, while maintaining a very high quality of life. Through cutting edge economic development programs and initiatives, Dublin will be able

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to capture economic prosperity for decades into the future. She offered to respond to any questions.

Mr. Lecklider asked Ms. Cummings to speak to the City's effort with respect to the 100-gigabit project.

Ms. Cummings acknowledged that her expertise is not in the area of IT. However, from the perspective of the industry that she interviewed, it is viewed as a significant asset in the City of Dublin. More work needs to be done to understand what industries' needs are, how they connect to the network and to the dark fiber, and to ensure it is truly building a comparative advantage for this City. There have been discussions that technology is moving at a rapid speed and so ensuring that connectivity and how industry uses the IT infrastructure will be important to ensure the investment maintains its own comparative advantage.

Mr. Lecklider asked Mr. McDaniel to elaborate, particularly regarding what are being referred to as Google communities.

Mr. McDaniel responded there is an initiative by Google in cities such as Provo, Utah; Austin, TX; Kansas City; and on the east coast to launch in underserved cities some type of competitive distribution fiber optic system that can operate at one gigabit level. Dublin already owned fiber to the curb to all of the commercial district. Council approved incentives recently regarding the 100 gigabit project, which will leverage bandwidth capability on a research platform that the City already has in place through OARnet, Ohio SuperComputer, Central Ohio Research Network, and access to the National Science Foundation GENI rack.

Mr. Lecklider stated that his understanding of the 100 gigabit project is that even the small and medium-sized businesses in Dublin will have the opportunity for connectivity.

Mr. McDaniel responded that the City will be able to provide small and medium-sized companies with access by backhauling them to a local data center. The local data center is collocated with the DEC.

Mayor Keenan asked if the 100 gigabit initiative helps the City with access to the SuperComputer.

Mr. McDaniel responded that the City has had access to the SuperComputer. He provided examples of companies in Dublin who had need for the SuperComputer access and this has been provided through OARnet.

Mr. Reiner asked about the uniqueness of having the 100 gigabit in Dublin.

Mr. McDaniel responded that the Google project was a one gigabit project that garnered international attention. The private sector telecommunication industry is starting to promote one gigabit. The 100 gigabit initiative will provide that level of capability. It is a matter of the switchgear and router equipment, which the City has funded, that go into the data center and light the City's fiber optic to that capability. Not every company will operate at that level, but the City will have the capability to reach up to 100 gigabit. The focus is to continue to attract companies that need massive bandwidth. This will be done in partnership with the telecommunications industry. The small to medium-sized companies will have many options available to them.

Ms. Chinnici-Zuercher stated that the report is excellent, and she appreciates the level of detail in the analysis and the recommendations. On page 51, regarding the zoning code updates that need to occur and the antiquated systems and redundant permission requirements, is the City in the process of improving in these areas?

Mr. McDaniel stated that the information was based on the interviews conducted by Ms. Cummings. He asked her to comment.

Ms. Cummings stated that she spoke with numerous industry leaders in the City regarding their viewpoints and experiences in the City. For the most part, they were very complimentary and proud to be in Dublin. However, this was the area where the most people had negative experiences. It was not related to the economic development office staff, but rather about the laborious, confusing, time-consuming process for approval for moving into larger offices or expanding facilities. The bottom line as a City is that many indicated these factors made them consider moving out of Dublin, as the costs to do the

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expansion or to retain facilities in Dublin was beyond what they believed was reasonable. Simply streamlining the processing, making it much more transparent and with very clear expectations would help to ease these concerns and experiences.

Mr. McDaniel stated that he appreciated the candid feedback. This has been a topic of discussion in the Development Department for several years – predictability, transparency, expectation management and efficiency. The Tech Flex District, the West Innovation District, and the form-based codes were designed to address the same issues of predictability. He acknowledged there have been some challenges with the new Code in the Bridge Street District. A new position was funded in the Planning division to do more strategic planning along this line. In addition, the permit review process consists of a cross-functional team, representing all the disciplines. This was done in the ISO-9000 rating process. Mr. Tyler is working on review of this process and the City will move to a Lean or Six Sigma approach, which will be the focus of a new position in the City Manager's office.

Ms. Chinnici-Zuercher asked about the DEC, which she understands is an innovation center. Is there a limit of how long a company can stay? What is the criteria for moving out? Have there been some success stories related to the entrepreneurs housed at the DEC?

Mr. McDaniel asked Ms. Gilger to respond.

Ms. Gilger responded that the tenants have a one-year lease. When the lease is up for renewal, a team of City staff and consultants – from TechColumbus – meet to analyze if the tenant continues to meet the mission of the DEC, are they growing, are they adding or planning to add employees, and what their three-year vision plan is. Based on that discussion, recommendations are made to move on if they are ready for larger space, or perhaps they can move to smaller space at the DEC if growth expectations have not occurred. Staff evaluates each of the tenants as every renewal is considered.

Mr. McDaniel stated that the City does not fund the leases – they are at market value. The City subsidizes the lease somewhat in the common spaces, such as training rooms.

Ms. Gilger added that once a company has reached occupancy of three spaces at the DEC, which is typically seven employees, they move out to lease their own space. Staff works to transition these companies into other vacant space in the Metro Center area. Through the 100 gigabit project, they hope to connect them back to the facility itself.

Mr. Peterson asked if the report can be accessed on the City website.

Mr. McDaniel responded that it will be posted on the Economic Development page.

Mr. Peterson stated that it is an excellent report and strongly supports the health of the City's economy – where it has come from and where it is going. It would be helpful for everyone to be able to access this report.

Ms. Salay stated that an interesting aspect of the report was related to the human capital, what is known in terms of demographics and what is needed to attract people to work in Dublin. She asked Ms. Cummings to comment on partnerships needed going forward, as it seems that most of the high school students leave Dublin to go to college. How can educational partnerships with universities and Dublin companies work in the future to address this?

Ms. Cummings responded that there has been a lot of work done in career ladder development. There are best practices around the nation and things like job shadowing, mentorship days, and the STEM initiatives being undertaken are part of that. She heard from many Dublin companies that this is not a Dublin issue – but a Central Ohio issue. But to the extent Dublin can partner as a regional community into all of the higher education aspects – from the two-year to four-year to Master's degree programs – Dublin could make a significant difference to its industry clusters. Many companies are creating internship programs and coop programs, and these are time consuming to manage. Providing opportunities for students in Dublin and in Central Ohio will benefit all.

Ms. Salay stated that the report ties back to the Bridge Street initiative and how important it is in terms of being able to compete and how the businesses are excited to have this option.

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Ms. Cummings agreed that this is key to workforce attraction, a critical component for some industry clusters.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road, Dublin stated that his subject matter for tonight is an agenda matter, so he will postpone any comments.

Audra Harder, Meghan Harder, Nicholas Harder, Mitchell Harder, 7448 Earlsford Drive, Dublin stated that they are accompanied by their parents, Susan and Bob Harder.

Audra Harder noted she is a freshman at Dublin Coffman High School and a lifeguard for the City of Dublin, together with her brother, Nick Harder. Her younger brother, Mitchell is a sixth grader at Karrer Middle School. Her older sister, Meghan is a graduate of Dublin Coffman High School and is currently a chemistry teacher at Dublin Jerome High School.

Their family has resided in Dublin for 17 years and they are present to request that Council amend the Zoning Code to allow backyard chickens in residential areas of Dublin.

Mitchell Harder stated that on his 12th birthday, he requested chickens as a gift, as he loves animals and wants to be a veterinarian. He and his sister contacted all of their neighbors to make sure there was no objection to the chickens. Hearing no objection, they then built a chicken coop, which houses three chickens. They make little noise and produce three eggs per day. They were not aware that residents could not have chickens on their property in Dublin until receipt of a letter from the City indicating the chickens would have to be removed. They are requesting Council approve a Code amendment to allow backyard chickens in Dublin. They asked neighbors to sign a petition to allow backyard chickens in Dublin, and have received only positive responses.

Meghan Harder noted that her sister is sharing pictures of the chickens, and her brother is sharing the petition signed by the neighbors in support of the backyard chickens. She noted that Franklin County made an amendment to their zoning code in 2013 to ease restrictions on raising chickens, ducks and rabbits for personal use. The information she referenced from Franklin County indicates that raising chickens, ducks and rabbits is considered an agricultural use and was prohibited on lots smaller than one acre and severely limited on lots between one and five acres. The 2013 amendment allows residents to raise chickens, ducks and rabbits on these smaller lots, while following reasonable developmental standards. These standards will help to avoid problems that may otherwise be associated with raising these animals in populated areas. She shared the benefits listed by Franklin County: 1) raising these animals can contribute to Franklin County's food security; 2) increasing access to fresh, local food products benefits citizens of Franklin county by promoting a healthy, sustainable and local food network; 3) providing nutritious food at an affordable cost; 4) raising backyard chickens, ducks and rabbits allows residents of all ages and incomes to access fresh food that they can raise themselves, which is especially beneficial in areas of limited grocery store access; 5) permitting healthy living, raising backyard chickens, ducks and rabbits brings physical, emotional and mental health benefits to residents; 6) sustainable land use.

They have heard Dublin's slogan of "It is Greener in Dublin" and they would like to make this a lifestyle, not just a hollow slogan. They request that Dublin adopt a zoning code amendment or support the one Franklin County has adopted, allowing their family to continue their sustainable practice.

Mayor Keenan noted that the parents should be very proud of their children who have made a great presentation on this topic. He asked Ms. Readler to comment on behalf of the Law Department.

Ms. Readler stated that urban animal husbandry has become a topic of interest in recent years. Currently, the Dublin Code permits raising chickens in the Rural zoning district only. Staff has been gathering information on what other communities are doing in this regard, and can provide Council with a recommendation for review at an upcoming meeting.

Mr. Reiner commented that a few years ago, he proposed this same change. He is very supportive of the amendment to allow backyard chickens. This is a great family venture! Congratulations to the family on their forward thinking!

Mayor Keenan stated that staff will research this and provide a recommendation to Council.

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Ms. Salay noted that currently, this family is in a state of limbo as they have been asked to remove their chickens. She is not aware if there are other enforcement actions outstanding for this same activity. What will happen to the chickens while Council is reviewing this matter? She suggested that perhaps the Community Development Committee may want to review this issue, after the staff has provided a report. For a family who takes good care of the chickens, this is acceptable to the neighborhood. However, there could be a situation where that would not be the case, so it is important to study all aspects of the issue.

Ms. Readler stated that if Council is studying the issue and considering an amendment, the enforcement efforts could be held in abeyance, if there are not negative impacts.

Ms. Salay responded that if the neighbors are in concurrence and there is not a nuisance situation, that could be done.

Ms. Chinnici-Zuercher stated that begs the question about the timing of Council's decision, since Codes are in place to be enforced. Prompt review of this matter is needed.

Mr. Lecklider cautioned that there is another side to this. While he appreciates the presentation, he recalls that Council dealt with a similar matter some years ago with regard to carrier pigeons. Not everyone is supportive of the concept of backyard chickens, so it is important to have public input.

Mr. Reiner stated that large cities, such as Cleveland and New York have already adopted this type of legislation.

Mr. McDaniel stated that staff will report back on this issue.

CONSENT AGENDA

Mayor Keenan moved approval of the actions for the four items on the Consent Agenda. Vice Mayor Gerber seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes.

- Approval of 5-4-15 Regular Council Meeting Minutes
- Notice to Legislative Authority from Ohio Division of Liquor Control – Stock Transfer for Matt the Miller LLC, dba Matt the Miller, 6725 Avery-Muirfield Drive and Patio
- **Ordinance 37-15 (Introduction/first reading)**
Adopting the Proposed Tax Budget for Fiscal Year 2016. (Second reading/public hearing June 8 Council meeting)
- **Resolution 48-15 (Introduction/vote)**
Waiving Competitive Bidding Requirements, Pursuant to Section 8.04 ("Contracting Procedures"), Paragraph C ("Waiver of Competitive Bidding") of the Revised Charter for the Purchase of Beer for the 2015 Dublin Irish Festival.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 34-15

Amending Ordinance No. 57-94, Passed June 20, 1994, as Amended by Ordinance No. 62-94, Passed June 27, 1994, and as Amended by Ordinance No. 44-03, Passed April 21, 2003, to Supplement the Public Improvements to be Made to Benefit the Parcels Identified in that Ordinance and Authorizing Make Whole Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center.

Ms. Mumma stated that this a proposed modification to the McKittrick TIF, which was originally established in 1994. Consistent with modifications that the City has made to other TIFs, it permits the list of eligible infrastructure to include the infrastructure improvements along Riverside Drive, including the intersections of Tuller and Riverside Drive as well as John Shields Parkway and Riverside Drive.

There was no public testimony and no questions from Council.

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Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mayor Keenan, yes.

Mayor Keenan noted that the staff reports will address Ordinances 35-15 and 36-15 together, as they are related.

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 35-15

Rezoning Approximately 152.2 Acres from R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District for the Potential Development of the Site with up to 185 Single-Family Lots and Approximately 76 Acres of Open Space on the West Side of Avery Road, North of the Intersection with Belvedere Green Boulevard. (Riviera) (Case #14-068Z/PDP/PP)

Ordinance 36-15

Authorizing the City Manager to Enter into an Infrastructure Agreement with Davidson Phillips for the Riviera Development.

Ms. Salay introduced the Ordinances.

Vice Mayor Gerber recused himself from participation and vote on Ordinances 35-15 and 36-15 due to a conflict of interest. He has had colleagues who have worked with the American-Italian Golf Association.

Ms. Husak noted she will provide information on Ordinance 35-15, the rezoning of Riviera, and Ordinance 36-15, and the accompanying infrastructure agreement.

Ms. Wawszkiewicz and Mr. Hammersmith will also address Ordinance 36-15.

Site Plan

The request is for the rezoning of a 152-acre site on the west side of Avery Road. Adjacent to the site is the Dublin Jerome High School, Grizzell Middle School and Deer Run Elementary. To the northwest is the Tartan West development and to the south is Belvedere and Shannon Glen. To the east, across Avery Road, is the Muirfield Village subdivision. The site has 2,000 feet of frontage on Avery Road. It has been developed and used as a golf course since the 1970s. There are two access points off Avery Road, which serve the clubhouse and banquet facility. There are two tributary streams to the North Fork of the Indian Run, which converge at the center of the site flowing south into Shannon Glen Park. The western fork of the stream has significant floodway and a Stream Corridor Protection Zone (SCPZ) that borders the stream. There are heavy tree stands existing on the site, along the stream and the southern site boundary. There are also many that were planted over time with the development of the golf course.

The existing zoning on the site is split east-west – the rural district to the west in Union County, and the R-1 Restricted Suburban Residential District on the eastern side, which is in Franklin County, as well as a small sliver at the top of the site in Delaware County. Both districts permit single-family development with lot sizes of 40,000 square feet, which is slightly under one unit/per acre. Required lot widths on the site are 150 feet. The site could potentially be developed with 165 single-family lots. Also permitted, especially in the rural district, is agriculture use as well as parks and public schools.

In the Community Plan, the site is shown as “parks and open space,” which is a category that was retained for the development of the golf course during the update in 2007. There were some discussions at that time about reflecting the site with the potential of residential development. The adjacent development that occurred during that time included street stubs and street connections that could potentially serve the site – two in Belvedere and one in Tartan West. At the time, the golf course management requested that City Council continue showing the site as park and open space, so that designation was retained. The Community Plan does not really address a future land use. For evaluation of development proposals where the Community Plan does not really address future land use, staff typically provides an analysis of the surrounding densities for Planning Commission review. Staff has done that for this application by counting rooftops,

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checking the sizes of neighborhoods and coming up with a range of medium density – one to two units/acres. Tartan West is closer to the two units per acre; Belvedere and Shannon are in the 1.5 – 1.7 range. Muirfield Village has a lot of private open space and has a low density of 1.27 units/acre. The applicant's analysis indicates it as 1.4 units/acre. The Planning Commission then considers development within that range or lower. A concept plan for the site was done in 2014 and a Preliminary Development Plan in November 2014. The Planning Commission's concern, as well as that of the adjacent residents, was that the site needs to adhere to the conservation design development pattern. Many changes were made in what was originally proposed to the Commission, resulting in the plan before Council tonight. The applicant has identified the primary conservation areas, which are the stream tributaries, as they are the natural features on the site – a significant view infilled with the large trees that are primarily along the streams on the site. They have also identified the areas that are available for development, and based this proposal on that analysis. This proposal meets the following conservation design principles:

- Strive for 50% open space – meets that goal
- Provision of 75% lots adjacent to the open space – provides 90% adjacent lots
- Street patterns/views into the site – achieves those goals, as well

This is a request for a rezoning of 152.2 acres to a Planned Unit Development (PUD) to include 185 lots - 1.22 units/acre; three subareas; and 11 public streets. Subarea A in the southeast portion of the site is the subarea with the largest lots. Subarea C is empty nester homes on lots with a smaller width but a higher lot coverage, allowing for less lot maintenance. Subdivision regulations would require 13 acres open space dedication with maintenance responsibility divided between the City and the HOA.

Ms. Salay inquired if the areas shaded in green would be owned and maintained by the City.

Ms. Husak responded that all of the dedicated open space would be City-owned -- the larger, more community wide areas. The HOA would maintain the entry feature areas or areas in the rear of lots, except for the one with the stormwater management pond that would be maintained by the HOA.

Ms. Chinnici-Zuercher stated that the HOA would therefore be responsible for about 20 acres.

Ms. Husak indicated that is correct.

Mr. Lecklider inquired if the report indicated what costs would be expended on an annual basis to maintain some part of this reserve.

Ms. Husak responded that information is not in her report, but Mr. Hammersmith will cover that with his presentation regarding the infrastructure agreement.

Ms. Husak stated that there will be sidewalks on all the public streets; no private streets are in this proposal. There are a large number of cart paths on the site, which will be maintained or rebuilt as multiuse paths. The applicant has included architectural character graphics depicting the type of housing that will be permitted within the development, and also provided a description of the materials, architectural diversity, side-loaded garages, driveway locations, and requirements for an architectural review committee to review/approve each lot. Included are five styles and age-targeted types of housing. The latter will likely be a themed community.

Traffic

Ms. Wawszkiewicz stated that a traffic impact study is always done for a proposed rezoning to evaluate the impact of the land use and to establish the responsibilities of the developer to mitigate that impact. The 185 proposed units would generate approximately 10 trips per day, or 1,800 trips total per day for this site. Distribution of those trips will be very beneficial. It is important to provide an additional connection for this site directly to Hyland-Croy Road; it will also benefit the adjacent neighborhoods and surrounding streets. The street will be provided through a public infrastructure agreement. The connection would be programmed before the street connects to Tartan West. The Avery-Brand Road intersection improvement is scheduled in the CIP. Currently, 10,000 vehicles per day move through that intersection; in ten years, the volume is projected to double. Adding

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the trips generated from this site would increase the traffic at this intersection by three percent. That will be addressed in the infrastructure agreement with a contribution from the developer.

Ms. Salay asked if a roundabout is proposed for that intersection.

Ms. Wawszkiewicz responded that the project is in the preliminary engineering phase. It is not programmed for final design and construction in the current CIP.

Ms. Salay asked if the traffic volume at that intersection is indeed expected to double.

Ms. Wawszkiewicz responded that with background traffic volumes, developments to north and west, significant growth is anticipated in this corridor.

Ms. Salay inquired if the improvement the City is considering is one that will handle that volume.

Ms. Wawszkiewicz responded affirmatively. The typical CIP horizon is 20 years versus the typical development horizon of ten years. To enhance pedestrian connectivity and safety, they are also proposing that the developer install a crosswalk at the established intersection of Memorial Drive, which is south of the proposed entrance. They anticipate a heightened awareness system to be included there, as well, similar to the flashing warning signal that exists in downtown Dublin. The infrastructure improvement agreement would also include a few of the other offsite intersections.

Mr. Hammersmith stated that as a recommended condition of the rezoning approval, the applicant will be required to enter into an infrastructure agreement with the City to mitigate impacts of the development. To this end, Ordinance 36-15 is before Council for consideration. This agreement relates to the construction of certain transportation improvements to the surrounding roadway network to mitigate the impact of the additional traffic generated and certain sanitary improvements to the downstream sanitary sewer trunk to mitigate the impact of the additional sewage flow generated by this development and address some of the existing deficiencies.

Roadway Improvements

A traffic impact study was done as part of this rezoning. A few of the associated improvements are the Avery Road improvements. Left turn lanes on Avery Road would be required as part of the first phase of the development at the sole expense of the applicant. Also proposed is an Avery Road pedestrian crossing. For that improvement, the applicant would be responsible to install necessary sidewalks, curb ramps, crosswalk markings and pole foundations. The City would be responsible for installing the pedestrian crossing warning system, similar to others that exist throughout the City. For the Hyland-Croy roadway connection, the applicant will dedicate the necessary right-of-way on property they control in order to construct the roadway. The City will be responsible for the remaining right-of-way costs associated with the roadway connection off site of this particular development. These improvements will be programmed prior to the Final Plat being approved for the phase of Riviera that would connect to Firenze Place to the north, an existing street within the Tartan West subdivision. There are other offsite improvements related to several different intersections:

- Avery-Brand roundabout – proposed for programming in the upcoming CIP. Final design and land acquisition next year and construction in 2017. That will be included in staff's proposal for the CIP, which will be reviewed in August.

Mayor Keenan inquired if that project is being accelerated. It appears on the beyond five-year horizon, but is not included in the current CIP.

Mr. Hammersmith responded that is correct. Additional offsite improvements are:

- Hyland-Croy/Post Road intersection
- McKittrick Road intersections with Jerome Road and Hyland-Croy
- Hyland-Croy/Brand Road roundabout expansion

The total contribution of this particular development toward those improvements will be \$125,000. That contribution would be made with the approval of the Final Plat for the first phase of development or December 31, 2015, whichever occurs first.

Sanitary Sewer

A detailed sanitary sewer capacity analysis of the North Fork Indian Run subtrunk was also performed, which modeled 3,740 acres within this tributary area. It indicated that there

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were system deficiencies, specifically pipe segments to the south of I-270 near the Cardinal Health property and adjacent to OCLC. These deficiencies existed even without the proposed Riviera development – the analysis was performed with and without the proposed development. The study provided four different alternatives with cost estimates. The preferred solution is Alternative #3, which would be an augmentation sewer parallel, a relief sewer to the existing sewer. The City will fund this improvement in the preliminary costs estimated at \$420,000.

Open Space

There will be nine ponds within the development. The anticipated installation costs will be approximately \$73,000. The estimated annual operating costs are \$27,000/year. In regard to turf maintenance, there are approximately 56 acres of open space that the City will be responsible to maintain. The estimated costs to mow and apply fertilizer along with maintaining the naturalize prairie areas is \$188,000/year.

Riviera Incentive District

In order to provide a revenue stream to finance the City's portion of the public infrastructure improvements in the Riviera traffic impact study and to mitigate the sanitary sewer capacity issue, all of which are currently estimated at \$2.0 to \$2.5 million, staff recommends establishing the Riviera Incentive District encompassing the proposed Riviera development. The City is able to create an incentive district for a period not to exceed ten years. The City anticipates receiving approximately \$2.7 million in the aggregate over the ten-year period, depending on the buildout schedule.

Mr. Hammersmith stated that staff recommends approval of Ordinance 35-15 and Ordinance 36-15 at the second reading/public hearing on June 8.

Council Questions:

Mr. Lecklider stated the costs appear to be in the range of \$210,000/year for the maintenance of the 56 acres of open space, which would naturally increase annually. His assumption is that the agreement is primarily designed to fund the infrastructure, not turf maintenance.

Ms. Mumma responded that is correct. Whenever the City establishes a tax increment financing area, the revenues generated are used only for capital improvements. Any operational costs would be funded within the Operating Budget and in this case, the General Fund.

Mr. Reiner inquired if the City has ever established a TIF in a residential development. Ms. Mumma responded that the City has an existing TIF in place for Tartan West.

Mr. Lecklider asked if there is a comparison anywhere else in the community with regard to the annual maintenance costs.

Mr. Hahn responded that comparing a residential subdivision of the gross acreage of Riviera to anything else within the City is not possible. With conservation design, approximately 50% of the gross acreage is dedicated to the City as public parkland.

Mr. Lecklider asked if it is possible to do a proportionate comparison.

Mr. Reiner inquired how many acres comprise Kaltenbach Park.

Mr. Hahn responded that Kaltenbach is 10-11 acres. Tartan West in total may have some of the same amount of open space. However, most of that area is maintained by their HOA.

Mr. McDaniel stated that because of the conservation design, there will be more greenspace in this development, but much of it will remain natural. Would reviewing only the areas that the City would maintain or mow change the ratio?

Mr. Hahn responded that it would not, because the City is already basing this on a measurable amount of naturalized area within the development. About 50% of the stream corridor would be naturalized. However, there is a maintenance cost for those areas, as well, but it is less than the typical turf area.

Mr. Lecklider inquired if there is any location within the City where the City is maintaining 20 acres at a defined cost.

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Mr. Hahn responded that Scioto Park with 12 acres is a relatively expensive park to maintain, because it is very active, has a significant mowed area, shelters and electricity. A simple math comparison of Scioto Park to Riviera could be done, but the City does have a database to support comparisons of existing parks. Staff will identify one of like character; though half this size, the costs can be projected on this basis.

Mr. Lecklider stated that the cost projection was based upon actual contractual amounts, with addition of utility costs, such as electric for pond aerators.

Mr. Lecklider stated that there are several parks that primarily benefit the adjacent neighborhoods, such as Amberleigh or Red Trabue. He will get information about their annual maintenance costs in perpetuity, primarily for the benefit of this subdivision and those adjacent subdivisions.

Mr. McDaniel stated that there are a couple parks where there is significant open space, such as Red Trabue and Wyndham. With the latter, the City had to assume some of the maintenance along Brand Road due to the proportion of homes to the acreage. Staff will provide some comparisons before Council's next meeting.

Mr. Reiner requested clarification of the following numbers in the report:

- o \$425,000

Mr. Hammersmith stated that is the cost of the relief sanitary sewer that is necessary in the North Fork Indian Run.

Mr. Reiner inquired if the City would assume that cost for the development.

Mr. Hammersmith responded that it is not simply for the development; there is an existing deficiency that will be addressed as well.

- o \$73,000

Mr. Hammersmith clarified that was an initial installation cost related to the open space.

Mr. Reiner inquired what is being installed.

Mr. Hammersmith responded that is for aerators for the ponds that do not presently have them.

Mr. Reiner inquired if the City would maintain the ponds in perpetuity.

Mr. Hammersmith responded affirmatively.

- o \$27,000

Mr. Hammersmith responded that this amount was for the annual maintenance costs for the pond.

- o \$188,000 – mowing bill

Mr. Reiner noted that this cost is due to the fact that this area was a golf course, and very little of it is forested; it will have to be mowed indefinitely.

Ms. Salay inquired about the 20 acres that the HOA will be required to maintain. How will it be maintained and what will the space ultimately look like? If the City would maintain 56 acres for \$108,000, what will be the maintenance cost for the HOA of the other 20 acres? She inquired why the City would contract for the maintenance. She has always observed City employees maintaining the neighborhood park in her subdivision, never a contractor. Mr. Hahn responded that the City is making a conscious effort not to expand staffing levels. This type of development would either increase staff costs or require contractual services. The rezoning text will identify the "permitted uses" within the reserve area. Most of the City-owned/maintained areas are passive areas and staff does not expect that contractors would be used to maintain areas around playgrounds. Much of the land within Riviera is conducive to contracting because of the lack of formalized activities within the park, so it is a combination of that factor and the City's conscious effort not to handle park expansions with more staffing.

Mr. Peterson referred to the chart that provides the offsite improvement table. Were all these improvements contemplated by the City separate and apart from this development, but are being moved up on the CIP schedule because of this development?

Mr. Hammersmith responded that some were included in the five-year CIP, but some were not. These are improvements to the intersections themselves, which would be necessary to mitigate the impacts of development. The proportionate share is based upon the traffic volume generated by the development.

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Mr. Peterson asked if these projects would not be done but for this development?

Mr. Hammersmith responded that several of them would be done in any case.

Mr. Peterson responded that the numbers indicate a cost of \$6.5 million for the improvements, but the percentage of site contribution is 1.92%. What exactly is that percentage, and how can it be a "but for" situation if there is only a 1.92% impact from the new development?

Ms. Wawzkiewicz responded that the indication is that the City would have had to do these improvements at most of these locations regardless of the site development. The percentage is predicting 10 years out the number of anticipated trips related to the Riviera subdivision. For instance, the intersection at Avery and Brand will need to be improved within the next 10 years, with or without the development of this site. The Hyland-Croy/McKitrick intersection improvement is also scheduled in the CIP. The City only has one of the legs of the Hyland-Croy/Post intersection within its jurisdiction, but staff is aware that an improvement will be needed at that intersection.

Mr. Peterson inquired if the Hyland-Croy connection is completely different and would not be constructed but for this development.

Ms. Wawzkiewicz responded that is correct.

Mr. Peterson stated that the staff report indicates that the City would be responsible for acquiring the right-of-way that will not be provided by the developer, but it does not indicate who would be paying for that. The agreement itself states that the City will assume all costs to acquire additional necessary right-of-way, and the City will coordinate and fund the construction of the road. Therefore, the City will pay for that road that would not be necessary but for this development.

Mr. McDaniel responded that staff believes that the connector will serve a greater good than just this particular development. If this development did not occur, the City probably would not construct the connector as the City would need to exercise eminent domain, condemn the golf course, etc. When this development was proposed, there was the opportunity to install the connector, which according to Engineering will serve the greater good than just the proposed development. If that were the case, it would justify the City providing some or all of the cost of that. Staff has asked the developer to donate certain right-of-way across the 15 acres they own to the west, and the City would provide the balance of the necessary right-of-way and construct the road. Therefore, the proposed TIF is different from the typical City TIF. While it is referred to as an incentive, staff did not treat it as an incentive but as an opportunity to capture the incremental value of the new homes and allow that increment to fund this.

Mr. Peterson inquired the expected cost of that road connector.

Mr. McDaniel responded that it is approximately \$2.25 million. There is some land acquisition needed to the west and a turn lane that will need to be added at Hyland-Croy.

Mr. Hammersmith stated that the connector itself will cost approximately \$800,000; but that is only the construction cost.

Mr. McDaniel clarified that is the construction cost without the engineering and the acquisition costs.

Mayor Keenan inquired if the connector could also benefit the schools.

Mr. McDaniel responded that is possible, but he does not know whether that 15 acres would become a school site. There has been no indication from the schools that they would act on that.

Ms. Chinnici-Zuercher noted that it would provide a connection for emergency vehicles.

Mr. McDaniel responded that they have discussed this with Washington Township. It is viewed as an opportunity to improve public safety, and the Township Fire Department concurs.

Mr. Peterson stated that staff's memo indicates that the improvements needed in the sewer trunk are not necessarily a direct result of the development; however, the legislation states, "...certain sanitary sewer improvements to the downstream trunk sewer to mitigate the impact of the additional sewer flow generated by the development."

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Mr. Hammersmith responded that the language should be clarified, because the improvement is also to address an existing system deficiency, which will be aggravated by this development.

Mr. McDaniel stated that the sewer study was scheduled in the CIP for two or three years out.

Mr. Hammersmith responded that it had been scheduled, and then removed. It was initially looked at with the Tartan West development, and then with the Tartan Ridge development several years ago.

Mr. Peterson noted that the legislation language is not consistent with staff's report.

Ms. Chinnici-Zuercher stated that language should be corrected for the second reading and vote.

Ms. Chinnici-Zuercher asked when the connection to Hyland-Croy will be completed.

Mr. Hammersmith responded that it is not desirable for the connection to Firenze to occur without the connection to Hyland-Croy, so it would have to be done as part of or before Section 3.2.

Ms. Chinnici-Zuercher inquired how they would come online.

Mr. Hammersmith responded that the expectation is that they would be achieved in the order in which they are numbered.

Mayor Keenan inquired if that connection would be included in the CIP program.

Mr. Hammersmith responded that it would be incorporated into the capital programming.

Ms. Chinnici-Zuercher stated that there were several landmark trees on this site. Two or three trees were of particular significance, which the neighbors had expressed concern about.

Ms. Husak responded that there were many trees that the Commission highlighted on the plans. There was discussion at that time about the trees that had been on the site prior to development of the golf course. The applicant identified the two largest trees on the site, and they will be incorporated into open spaces. Additionally, staff had requested that the applicant open up the view from a Hyland-Croy connecting street. To do so, three lots were moved to another area, one of which has maple trees of significant size. Some of the neighbors addressed that issue with the Commissioners at the last meeting. The trees would not survive development on that lot.

Ms. Chinnici-Zuercher inquired if that issue was satisfactorily addressed.

Ms. Husak responded that there was much discussion regarding whether that was the best location for relocation of those lots. The applicant also had some ideas at that time as to where those lots could be moved. However, it would either impact other trees or traffic safety due to visibility. In the end, it was believed that the better option was to place the lots in the location as shown.

Ms. Chinnici-Zuercher inquired if the number of lots could have been reduced, taking out those lots out completely.

Ms. Husak responded that possibility was discussed.

Ms. Salay stated the staff report had requested that some lots be removed, but the Planning Commission ultimately did not agree. Which lots were requested for removal?

Ms. Husak showed the current plan and the previous plan. The changes are subtle. Lots 135, 136 and 185 are the lots that were moved.

Ms. Salay stated that she called that staff recommended removal of some lots, but the Commission left them in.

Ms. Husak responded that staff's recommended condition to the Commission was eliminated – that is correct. At the March meeting, staff did request their removal. The applicant requested that the Commission look at alternate locations for them. They moved the lots, and staff did not address them again in the ultimate recommendation to the Planning Commission.

Mr. Reiner inquired where the lots were moved.

Ms. Salay stated that Lots 39 and 40 were moved to the east, which impacts those trees.

Mr. Reiner inquired if lots 40 and 41 are the lots where the extraordinarily large trees are located.

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Ms. Husak responded that it is on one of them, the one to the south.

Mr. Reiner noted that the HOA would have significant amounts of land to maintain, and the City has been faced with issues over the past 10 years about requests for the City to assume maintenance responsibility from HOAs. What is the estimated cost per home to maintain the property the HOA is responsible for maintaining?

Ms. Husak responded that Engineering and Parks have been working to determine the appropriate areas for City maintenance versus HOA maintenance, and the appropriate programming for all of the open spaces. With the Final Development plan, they will have a better idea of what landscaping would actually be in those places. That level of detail is not required for the Preliminary Development plan. She is not sure that the applicant has done any studies regarding anticipated HOA costs. The development text does require establishment of a forced and funded HOA.

Mayor Keenan inquired if the HOA is formed before actual lot sales occur. In conjunction with the sale of the lot, does the developer/builder have to identify what the HOA fee will be?

Ms. Readler responded that the deed instructions are the mechanism by which the HOA is created.

Mayor Keenan inquired when that fee assessment occurs.

Ms. Readler responded that it occurs after the HOA is created, although the developer will have a sense of the anticipated cost.

Ms. Chinnici-Zuercher stated that this is City-owned property, in most cases, but the City has had the homeowners take responsibility for maintaining it. In some cases, it has become extremely expensive. Most housing developments do not have the number of homes that Muirfield has. The formula for the fee is not the same due to the smaller number of homes in all other developments.

Mr. Reiner stated that is exactly his concern, i.e. how can a certain number of property owners pay for maintaining a large amount of land. Will this revert to the City along with the \$188,000 for the City to mow the rest of it?

Ms. Chinnici-Zuercher stated that the developer has presented the plan with the traditional formula. But the City is aware that the maintenance costs are becoming exorbitant for the citizens. That is a separate issue from the plan that is presented tonight.

Mr. McDaniel stated that staff will provide an estimated cost in advance of the next meeting.

Mr. Lecklider stated that there is an assumption being made that the cost will be shared by 185 homeowners, but that number will not exist until several years out.

Ms. Salay noted that number may not exist at all. That situation has occurred, where a neighborhood was anticipated to have a certain number of the homes, but a small fraction of those have actually been built.

Mr. Lecklider asked -- assuming that this development will be entirely built out -- who bears the burden in the first five years when only 25% of it is built, if that.

Mr. Reiner stated that his concern is how that will affect the sale of these lots when people discover the HOA fee is some astronomical number.

Ms. Salay stated that the issue is a buyer does not know what the HOA fee is until after they purchase and move into their home -- at that point in time when the developer turns over the maintenance responsibilities to the HOA.

Mayor Keenan stated that it seems that the costs need to be identified, because every subdivision seems to have the same issue; this isn't new.

Ms. Salay stated that there are two issues involved. Philosophically, the City needs to come to terms with the fact that it is a community with tremendous amounts of open space. The Planning Commission strongly encouraged the developer to adopt the conservation design principles, which eliminated many lots and increased the open space. Some might say that this plan is much better than the original, and many in the community would agree. However, with this revised plan the City will acquire a large amount of parkland that is not necessarily accessible to the community at large. There is a tremendous amount of open space in the community, and who should bear the cost of that maintenance.

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Mayor Keenan stated that conversely, one of the early discussion points was that the City could purchase the entire 150 acres, but what would the cost of maintaining that have been? With this proposal, there are 76 acres of open space in a conservation design development that the developer is giving to the City. There will be maintenance costs, but with that land comes costs.

Ms. Chinnici-Zuercher stated that she would prefer what the developer has done with 50% of the land as open space. We are used to this being all open space as a golf course; at least there will still be a lot of open space in the area, which was the concern of the neighbors.

Mayor Keenan stated that he believes it would be worthwhile to request information on the HOA funding and maintenance costs for the second reading of this ordinance.

Ms. Chinnici-Zuercher stated that, in regard to TIFs, this type of development will generate students for the school district. She heard that the School District would receive only 75% of their property taxes with this TIF.

Ms. Mumma responded that the School District would be made whole in this arrangement.

Ms. Chinnici-Zuercher stated that, potentially, the development will also generate service needs from the Fire Department. What is their level of reimbursement?

Ms. Mumma responded that the proposed TIF would be a 25% level. The City would capture the increased valuation on 25% of the development, and the remainder of the 75% would go to the normal taxing jurisdictions. This would be in place for up to ten years. At full buildout, using the assumptions on the values of the homes, it will still have a value of approximately \$290,000 at full buildout to the Township versus about \$390,000 if there were no TIF in place.

Ms. Salay inquired if there is a per household calculation available from the Township -- what they typically assume an average, single-family home over ten years would require in service needs. Is there a formula that they use?

Mr. McDaniel responded that he discussed that with Washington Township administrator Ms. Ott this afternoon. The number needs to be refined, but generally speaking, about \$410/resident is the cost on a per capita basis, assuming an average of four persons per household. The estimated cost is \$400,000 per year at complete buildout. Under the TIF scenario, they would receive \$292,000 during the TIF at full build-out, but when the TIF expired, they would receive \$392,000.

Mayor Keenan stated that in Georgia, these services are not funded through property taxes. The Fire Department charges a property owner and the property owner pays the department directly. The Fire Department fee for his house in Savannah is approximately \$400/year.

Ms. Salay noted that is in line with the information provided.

Ms. Salay noted that Timble Falls Drive is a long drive that comes in from the eastern entrance, which is primarily unloaded. In the March plan, there is curvature because of the attempt to preserve a few trees.

Ms. Husak stated that staff asked that the applicant straighten that road. The realignment is now straight, but there is some remaining work to be done before the Final Development Plan to satisfy Engineering.

Ms. Salay stated that the Commission liked that curvature because it might serve to slow traffic somewhat. Her concern with Timble Falls Drive, as well as that of current neighbors and likely future neighbors, is that the traffic will matriculate through there, particularly high school students attempting to find a way to Jerome High School. Because much of that roadway is unloaded, there will be a tendency for traffic to move faster. There is a need for that stretch of roadway to incorporate traffic calming. She believes the curvature would not only slow traffic, but it would also make the street more attractive and save trees. She recalls that the Commission had asked that it remain, but it may not have made it into the final conditions. She wanted to bring those two aspects of Timble Falls to Council's attention -- the change that was made, and her view that some type of traffic

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calming will be needed -- whether it is in the form of a roundabout, traffic-calming circles, or something else.

Ms. Chinnici-Zuercher stated that they would have to be an improvement over what has been installed on Tara Hill. Further, no one wants measures similar to those used on Martin Road or Waterford Village. She hopes there are new traffic calming methods available that are less offensive.

Ms. Salay agreed. She would not suggest speed humps, but calming circles work well to slow traffic and would reduce cut-through traffic.

Ms. Husak stated that staff recommends approval of Ordinance 35-15, the accompanying preliminary plat, and Ordinance 36-15 at the June 8 Council meeting.

Mayor Keenan invited public testimony:

Mike Mess, 8823 Vineyard Haven Drive, Tartan West, stated that he lives in the Savona Condominiums, which are just north of the Riviera development, and is the current president of their HOA. He is speaking on behalf of a coalition of nine HOAs, representing more than 3,800 households in Dublin. The coalition has been working together for about two years, beginning when the initial announcement of the sale of Riviera was made. The coalition represents a wide diversity of the community. With respect to Riviera, the goal of the coalition from the beginning has been to keep Riviera green. Riviera has long been designated as a greenspace in the Dublin Community Plan. The coalition believes that the best use of Riviera is as parkland and a nature reserve. However, they recognize to achieve such goals, they needed the support of both the City of Dublin and the Dublin Schools because their land surrounds Riviera. The Dublin community is not unique in facing the loss of greenspace through the demise of a golf course. Many communities throughout the U.S. are facing this issue. Dwindling popularity of golf has left many golf courses with a need to find new ways to raise revenue, because their most valuable asset is their property. The key is how the community reacts to the situation and how it works to find a solution to benefit the entire community. In Castleberry, Florida, the City Commissioners used the opportunity of a closing golf course to turn it into a park with nature trails. That same opportunity exists for Riviera. The coalition believes that transforming the Riviera property into a passive naturalized park ("passive" is important because that covers costs) has several benefits to the community:

- creates a major park in Ward 3, where no major park currently exists;
- offers the opportunity to connect into the major Metro Park along Hyland-Croy;
- creates an opportunity for a learning lab in conjunction with the Dublin Schools, an example of which exists in New Albany;
- preserves the delicate water ecosystem on the western portion of the property.

However, a nature preserve is not the only option. In an area east of Columbus, a conservation easement was approved for the Granville Golf Course to keep it as an open space and preserve the golf course itself. The coalition presents these alternate solutions. Council supported the greenspace in 2007 and kept it in the Plan. There has been good support for that concept, but does that greenspace concept still resonate with City Council today? We think Council should keep Riviera green.

After trying early on to generate interest with both the City and the Schools, the coalition recognized that neither the City nor the Schools shared that same belief. Being realistic, the coalition decided to change its focus but not its goals. The focus became how to ensure that a housing development at Riviera, if approved, is undertaken in a matter fitting for the last greenspace in northwest Dublin. To that end, over the last 18 months, the coalition has consistently articulated that any Riviera housing development must be undertaken with the highest quality standards possible and must maximize the use of conservation design planning to retain greenspace and lower the density of the development. This focus has driven the coalition to participate actively in the development process, hopefully, to impact the development of Riviera to benefit the entire community. Since the beginning of the process, the Coalition has expressed several concerns:

- deviation from the Plan;
- economic costs to the Schools;
- impact in traffic congestion;

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- costs to the City for infrastructure building.

They ask Council to consider those concerns in making their decision. They still prefer that Riviera remain green, but realism dictated that they actively participate. They recognize that there have been significant improvement and modifications made in the plan by the developer since the beginning, and they commend them for that. The development plan before City Council incorporates significant conservation design plans; produces significant greenspace for the community; reduces the density of the community by 99 homes; and adopts plan specifications that will enhance the quality of the homes. While these modifications are meaningful, they stop short of what should be done. They believe there are three significant shortfalls:

- The two landmark trees that exist on Lot 41. Lot 40 is the symmetrical addition to that lot, and there would be a wonderful point of entry into the community. The trees are being sacrificed just to keep two more lots.
- There is no Hyland-Croy connector primarily because the developer does not own the property needed to make the connector.
- There is no process in place to ensure the trees and other natural features of the property are preserved and not destroyed in the development process.

Lots 40 and 41 were added at the last minute to preserve two lots. They could be eliminated and not negatively impact the overall development. In regard to the Hyland-Croy connector, 15 acres are not part of this development. The stub and the connector is there so there could be access. The developer should help pay the cost of that connector, because they will benefit from this development. It does represent a benefit to the development, not just the whole community. The development plan does preserve a lot of trees, but hopefully, two more – the landmark trees. However, in executing a development plan, mistakes can happen, such as occurred at Wellington Reserve. Nothing in the development plan provides a process to protect the conservation plan, especially when nearly 50% of the land is to be preserved. They suggest that an onsite arborist be involved in the process.

In conclusion, they ask if City Council believes approval of a housing development plan is the best and highest use of this property. If they do, they ask that the plan be enhanced by the three modifications they are suggesting:

- Eliminate Lots 40 and 41 to preserve the two landmark trees;
- Encumber the developer to help fund the Hyland-Croy connector;
- Put a process in place to ensure the conservation plan is executed as presented.

Jeff Brown, Smith & Hale, representing Mr. Ruma, stated that the plan being reviewed tonight is not where they started. They lost over 99 lots through the process. Their original proposal had many more houses and less greenspace. When they heard from staff that conservation design was desired, they asked their architect planner to re-design the plan applying the principles of conservation design, resulting in the plan approved by PZC and recommended for Council approval. However, there is a cost associated for the trade-off of homes for more open space. The same is true with the now straight roadway; it was originally designed as a curved roadway to accommodate the trees on both sides, but Engineering staff requested that it be straight. It is also true that it opens up the three different lots to achieve the views staff wanted. The new lots have much smaller trees than those on the original lots of #40 and #41. They would be willing to put those lots back in and save those two landmark trees. However, it is a balancing act. If they are asked to change something, it will have an impact somewhere else. What they have proposed is a much better plan than they began with; they have staff and PZC approval and request Council's approval. If the City is not going to buy the property, then this is a great alternative for the City and the neighbors, because it is less dense, has fewer houses with more open spaces. The open space Code dictates what the City will own and maintain. They complied with Code in terms of how that space was divided.

Charlie Ruma, real estate developer, stated that he has been developing land in the Dublin area for 45 years, beginning when Joe Dixon was Mayor and Sherm Sheldon was Village Manager. They rezoned what is now Metro Center as the North by Northwest Business Park. Regarding this rezoning proposal, in the tree survey, 968 trees were identified on this site. They will need to replace 322 of them. That means that 643 trees are either

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saved or dead or in poor condition. They have tried to ensure that the best, most spectacular trees on the site are saved. He showed a slide from ODOT of what the site looked like in 1959. The only trees existed along the stream and one magnificent chestnut oak tree at the end of the site. The next slide from 1970, when the golf course was opened, show a few new trees planted. Every year over the next decade, more trees were planted to the point that today, there are trees planted by the owner that have been in place for 40 years. This owner did a magnificent job of creating a green space for the golf course, planting trees along fairways where no trees had existed. This is a tribute to the American Italian Golf Association for being good stewards of the land. There were originally no natural ponds on the site; all the ponds that now exist are man-made. When looking for a site for conservation development, what is needed is either heavy woodlands, ravines, or natural ponds. This site did not have that; it is a golf course, and typically, golf courses aren't good for conservation design. They were asked to revise the plans under the conservation design model. The site design that resulted is wonderful; it is a great site. This plan combines open space, connectivity between communities, and most importantly, every child that lives in this community can walk to school from pre-K to grade 12. They can either walk or ride their bike to school – Grizzell, Deer Run or Jerome High School. The cart paths will go to each of those schools and provide connectivity from Belvedere in the south to Tartan West in the north and west. Council may be concerned about the cost to maintain a homeowners association, but he has not had that problem at any of the communities he has built, including Wedgewood, which is comprised of 600-700 homes. At the outset, when a buyer purchases their lot, they put \$500 in the HOA "bank." The HOA fee is \$100/month. So far, those communities have thrived on maintenance that is exceptional and have done a good job operating their budgets. The \$100/month, which in ten years may be \$120/month, is sufficient to care for the sites they have developed, primarily the open space and entrances. They ensure that the design they put in place is as maintenance free as possible, without high costs. This site is different. There will be 25 acres of open space in addition to the 55 acres of open space that the City will be maintaining, so it will be a challenge, but well worth it. In terms of the tree lots, he agreed with the request to move those lots, because it creates an open space – 55 acres almost all together, running from the main North Fork Indian Run. That is where most of the large trees are located. Moving Lot #185 saved some trees. Of the three trees in question, one will be lost because it is near a utility line and the street. The other lot has two trees on it, which will remain until someone builds a house on the lot. They may build around them, or take them down. This is a development, and unfortunately, when streets, sewers and grade changes are constructed, trees are lost. He believes they have done the best job possible in saving trees.

In terms of the Hyland-Croy connection, he is not in favor of that. As he mentioned at the Commission meeting, he does not want Timber Falls to be a highway for teens to the high schools, coming from the north and northeast and from the south and southeast, accumulating on the connector. However, that is not his decision; it is staff's. He believes they made a good decision for the community because there needs to be an east-west connector. Unfortunately, a good portion of that east-west connector exists with Timber Falls. When one considers whether they need that road, it is not needed. The traffic study indicates that ten years from now, 17 cars will be added to the AM peak hour traffic; in the PM peak hour, 27 cars will be added. That is not a heavy burden and does not justify building a connector. However, it will serve other purposes and provide the City as a whole with an east-west connector. He will agree to that, but he was not in support of it. Another item he agreed to at the PZC meeting was the installation of concrete drives, not asphalt. Since that time, he has had several indicate they do not want concrete drives. It is a burden and unpleasant to deal with. Concrete drives will crack, settle, flake and stain. [photos shown of concrete drives in Muirfield, Belvedere and Wellington] In the winter, road salt is tracked onto driveways, and salt deteriorates concrete.

Ms. Chinnici-Zuercher inquired why the Commission wanted concrete drives. Mr. Ruma responded that he believes the Commission thought it would produce a higher quality standard for housing. It does cost about \$2,000 more per house for a concrete drive, but the cost isn't a concern. What they are concerned about is the fact that people

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do not want them. When they looked at Belvedere, 37% of the homes have concrete drives; one or two have paver drives, but the remainder are asphalt. He believes it best to let the market determine what should happen. He would recommend that amendment, but nothing else. He respects the hard work that PZC and the staff have dedicated to this site; it has been a long, arduous process. The owner, the American-Italian Golf Association has been patient and given him the opportunity to work this out.

Council questions:

Ms. Chinnici-Zuercher stated that she appreciates his working with the neighborhoods, and changing his original plan significantly. She would, however, like him to consider removing those two additional lots.

Mr. Ruma responded that they are "at the end" and "there is no more room to give." With their last revision, there was a 50-lot reduction. It was a good decision, but the numbers are now too tight.

Mayor Keenan requested that at the next meeting, a definition and photographs be provided of a landmark tree. He also would like staff to provide information about concrete driveways. Some subdivisions do have multiple choices of driveways. Staff indicated the information would be provided.

Ms. Salay stated that:

- (1) the Commission discussed at length the preservation of trees in this development with the assurance that the contractors would not inadvertently impact the trees. There are ways to achieve that, such as putting wells around the trees. One of the neighbors suggesting having an arborist on site; there are qualified people on staff, but this would require additional work outside their normal busy schedule. She wants to ensure that there is a plan to ensure the preservation of the trees. She wants to make sure that each tree is preserved by ensuring that a contractor building a home does not have the ability to damage a tree.
- (2) She is seeking staff input on Timber Falls traffic calming. It would be preferable to build the calming into the site. Mr. Ruma alluded to this issue, and experience indicates that speed on that road will become a problem.
- (3) She would prefer to eliminate Lots #40-#41. This may add more cost onto the remaining lots. It isn't significant to an individual homeowner and the developer, but it is significant to the community to preserve those trees.
- (4) In regard to the associated economics, the City is taking on a tremendous amount of infrastructure as a result of this development. Typically, the developer pays a significant amount of that, but this development is slightly different in terms of the financial responsibility the City is assuming. She would like to have more narrative about how that was negotiated so that Council, the residents and future developers understand how this came about. It seems atypical, but it has been a long time since a development was proposed that required this amount of infrastructure.

Mr. Reiner stated that in regard to the development standards, are they pre-packaged development standards? He does not believe they are Dublin's. When he reviewed them, he found them very lacking. He pointed out the issues:

- (1) Private sidewalks are 3 feet wide. For two people to walk abreast, the minimum should be 4 – 4.5 feet.
- (2) Homeowners association's capacity to maintain this project.
- (3) Developer has promised an architectural review committee. There is a significant difference between an architectural review committee tied to a development and an autonomous body. If a truly critical look of each house being constructed is the intent, they should not be associated in any way with the developer. Good decisions are not made by a committee funded by the developer. It will lack clear and constructive decision-making.
- (4) Architectural style section – the pictures were nice, but when visiting the last two projects in Dublin by this developer – Corazon and Wellington -- he did not any of the depicted pilasters.

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- (5) Configuration of materials – The text states that four-sided architecture shall be required. At the two projects he viewed, he measured the decorative waterwall and found that it was a 22-inch band of masonry wrapping around the house. Although it is possible to use that, it isn't consistent with a high quality project. Passing some other developments, he noticed that some other developers had six to eight feet of masonry on their structures. How many of these houses will be all brick, all stone or what percentage? Will there be two-thirds masonry? Nothing was stated in this specification for housing quality.
 - (6) Garages – What percentage of the homes will have side-loaded garages? If they are side loaded, will they be screened, as required in New Albany?
 - (7) Front porches – (Item K) "when utilized, shall be covered and open. Glass and screen enclosures shall be prohibited." Unfortunately, throughout Dublin and Muirfield, he has seen porches that are two or three feet wide – totally unusable. There is no specification relating to the quality of the construction of these porches or structures.
 - (8) There is no elevation description of these houses. Normally, on a higher-end product, exterior doors are required to be recessed. There is no rain protection for guests at the front door.
 - (9) Utility boxes – No mention of screening.
 - (10) Landscaping – Covered the front of the houses, but no other information about where applied.
 - (11) Land and trees – A certain percentage of these trees will be northern grown and hardy. Certain trees are difficult to acquire and are brought in from Tennessee. Trees not grown in Dublin's hardiness zone, but five zones below us, sometimes do not have a long survival rate. This happened in the Avery-Muirfield landscaping. It took a number of years to die out, but the trees did not grow. As a taxpayer, he does not want the City to have to come back and replace these elements as they die out. Again, there is no description of the product purchased, whether it is quality driven.
 - (12) Schools. We need a school to TIF and cover the school expenses.
 - (13) Increased traffic, infrastructure costs and greenspace issues are areas of concern. "The Devil is in in the details," and he believes "Quality is the hallmark of greatness."
- In summary, this project is rather worrisome to him.

Mr. Lecklider stated that in some earlier iterations, he recalls hearing that the developer was donating the school site. What is the current plan?

Mr. Ruma responded that at that time, the plan showed 430 lots and 167 acres. The 15-acre site, which is no longer part of the zoning, was originally to be designated for a school site. The Planning Commission indicated that they would not accept the school site as part of the public spaces, and the density would have been calculated on 152 acres, rather than 167 acres. That site was eliminated due to a density issue; they also reduced the number of lots from 240 to 185. It was a matter of economics.

Mr. Lecklider inquired if that was Ms. Salay's recollection of the discussion, as well.

Ms. Salay responded that it was, somewhat. Her question is what happens to that land. It now exists without a plan. The Planning Commission did not want that site to sit as open space. It would not be open space, but comprised of a school, so why would it be calculated? She believes the developer made a business decision.

Mayor Keenan inquired if that was prior to the conservation design plan.

Ms. Salay responded affirmatively.

Mayor Keenan inquired if that was when the change occurred for the school site.

Ms. Salay responded that the developer came back with a conservation design plan, which no longer included a school site.

Mr. Reiner stated subdivisions are often unattractive because homeowners have back egress points to their houses with sliding glass doors. Further, many houses have temporary wooden stairs down to the back yard which remain in place for years. In reviewing the design standards, he finds that they don't cover anything important.

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Mr. Ruma responded that he appreciates his concern. But if he views the work they have done over the years, he will find exactly the opposite --a wide variety of design standards, depending on area and builders. This is an infill site, not a conservation site. There are built developments to the south. There is a decided market value in place that they have to compete with. There is a subdivision Dublin approved last year called Celtic Estates, which is directly opposite Jerome High School on Hyland-Croy Road. Those standards are considerably less than anything in this proposal, and that is also what they have to compete with, as well as existing homes in Muirfield and Tartan West. He realizes that a great quality subdivision is desired. This is not a subdivision, but a community. It has 50% open space, with 90% of the houses backing up to the open space. There is connectivity with paths, great trees that are being preserved. Some of the parks are there because of the trees that were preserved. That is to the credit of the Planning Commission, as they insisted that the developer take a hard look at what trees could be saved and how. That resulted in a much better plan. In regard to the architecture review committee – they hire outside architects. In fact, Bob Apel, a key person in his architectural design, reviewed every house in Wedgewood.

Mayor Keenan stated that at this price point, homes will likely have wonderful screened porches, decks and patios.

Mr. Ruma responded that in Section 2, there will be all 100+-ft. lots; those will all be custom homes in the \$750,000 to \$1 million price range. They will have back patios; they will have improvements both back and front. They will be developing all of the homes in Section 1 and 2 at the outset. Entering off Avery Road, from the road to the first lot is a space of 500 feet – almost two football fields that are open space on both sides and in front.

Mr. Lecklider stated that he appreciates the preservation of open space; it is a great feature. He appreciates the citizen interest and input. This Council and past Councils have always valued that, which typically results in a better outcome. He believes that some, in this conservation design effort, have missed the mark. Respectfully, his opinion is that the City does not need more of this type of product. In fact, the City has had experts tell us that we have more than enough of it, presently. As everyone knows, this product is being constructed in abundance in Jerome Village, which is also in Dublin City School district. If the alternative of preserving this entirely open space is not a viable one and it is going to be developed in some fashion, what is the answer? His answer would be that the City develop this in an empty nester model. It would address the concerns regarding the impact on the schools and potential traffic trips. He would consider allowing a greater density here, based on achieving a different impact, theoretically, a lesser impact on schools and traffic. He is unsure how much of a neighborhood this development will be. There will be no interaction on the front of the homes; everything is oriented to the rear of the homes. Hopefully, there will be some interaction across the back yards between neighbors. He would prefer front porches and orientation to the street and sidewalks, which would provide interaction between neighbors. He would like to see Council pivot to something different, not only here, but elsewhere within the community. He does not begrudge a developer aiming high, but this City Council was never going to approve the density at 280+ lots, and he appreciates Mr. Ruma's efforts over the months to reduce the density. With respect to the landmark trees, he would like to see those two lots traded for two lots elsewhere in the development, not to reduce the density, but to preserve the trees.

There will be a second reading/public hearing on Ordinances 35-15 and 36-15 at the June 8 Council meeting.

OTHER

- Items of Interest – Community Services Advisory Commission

Ms. Crandall stated that each year, the Community Services Advisory Commission (CSAC) forwards to Council their recommendations for projects they would like to work on for the remainder of the year. Before Council tonight are three pending assignments and two new proposed projects for CSAC. The three pending assignments are:

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- Promotion and marketing of Geocaching Sites in City parks and open spaces.
- Review best practices and programs from communities that have existing gold and platinum status bicycle friendly communities.
- Encourage and increase use of the City's river corridor

The two new proposed projects are:

- Explore opportunities to bring the "Little Free Library" concept to City parks and other possible public locations.
- Explore opportunity for a civil discourse program focused within the senior program, which would consist of bringing in a speaker/facilitator for discussion of a topic.

Mr. Reiner stated that it was his understanding that CSAC was going to work with staff on efforts to have the City's bicycle friendly community status upgraded from bronze to silver, due to all the improvements that have been made within the community. It seems that summer is the appropriate timeframe for submitting that application.

Ms. Crandall responded that there are two application periods per year. That is one of the pending assignment for this group – to look at best practices from other communities that have achieved gold and platinum status and bring back recommendations.

Mr. Reiner inquired when that cut-off timeframe is.

Ms. Crandall responded that she would review that and report back.

Mr. Reiner stated that if Dublin were to secure that award, it would be the only city within the State of Ohio to have it.

Ms. Crandall responded that is correct.

Mr. Reiner noted that would be a great draw for young professionals to the City of Dublin.

Mr. Lecklider stated that he believes Clintonville may have a Little Free Library.

Ms. Crandall responded that they do.

Mr. Lecklider stated that the examples provided look great, and he wouldn't mind seeing them in his neighbors' front yards. But he would like to see some standards to avoid less attractive options.

Mayor Keenan inquired if these are implemented in residential areas.

Ms. Chinnici-Zuercher responded that they are located within parks.

Mr. Lecklider stated that the one he noticed was in a front yard.

Ms. Crandall responded that some communities allow them on private property; however, the City's effort would be focused on a pilot project within two or three selected neighborhood parks. The City would design and build them, or community members could help build them.

Mr. Reiner inquired if the CSAC piano program is ready to be launched.

Ms. Crandall responded that it is – two pianos are close to being finished, and potential park or open space locations are being identified for them.

Ms. Chinnici-Zuercher moved to approve CSAC's recommended projects for this year.

Mr. Gerber seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mr. Peterson, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes.

Ms. Salay asked that staff pass along Council's appreciation to CSAC for their great ideas and continued service.

- Permission for Alcohol Sales for the 2015 Dublin Irish Festival

Ms. LeRoy stated that each year, staff requests permission to serve alcohol in Coffman Park during the Dublin Irish Festival. The alcohol sales are the second largest source of funding for Events after the hotel-motel tax revenue. They have excellent training programs in place for this activity.

Mr. Reiner moved to permit the sale of alcohol during the Dublin Irish Festival.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Ms. Salay, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes; Mr. Peterson, yes.

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STAFF COMMENTS

Mr. McDaniel noted that the dedication of the two Dublin post offices, one in the name of Wesley Davids and the other in the name of Nicholas Rozanski, both killed in action will take place on Tuesday, May 26 at 10 a.m. at the Abbey Theater. Congressman Tiberi is sponsoring this effort. He received an invitation from his office this afternoon, which he forwarded to Council members.

COUNCIL COMMITTEE REPORTS

Ms. Salay, Council representative to Planning and Zoning Commission stated there is no new information to report.

Vice Mayor Gerber, Administrative Committee Chair reported that the Committee is current in terms of completing its assignments.

Mr. Reiner, Community Development Chair reported that the Committee is current with their assignments as well.

Mr. Reiner, representative to the Dublin Arts Council reported that the Eddie Adams Exhibit will open Monday, May 25 at the Dublin Arts Council.

Ms. Chinnici-Zuercher, Finance Committee Chair reported that the Tax Incentive Review Council met on Tuesday, May 5. Mr. Reiner, the Community Development Committee Chair attends, and she attends as the Finance Committee Chair. Also attending was Planning and Zoning Commission Vice Chair Chris Brown; Franklin County Auditor's Office representatives; Washington Township representatives Denise King and Sara Ott; School District representatives; and Ms. Gilger and Ms. Mumma. The purpose of this Committee is to review the status of City TIFs and delinquent taxes. It appeared that the same properties were delinquent as were last year. The County Auditor office representative indicated that a letter of notice is sent to the landowner, but had no further information.

Ms. Salay, Public Services Committee Chair reported that the Public Service Committee will meet Tuesday, May 26 at 6 p.m. to discuss the general topic of homeowner association maintenance of public land. She inquired the level of responses received to the HOA surveys that were sent.

Ms. O'Callaghan responded that a follow-up packet with survey results will be forwarded to the Committee members on Friday.

Mr. Peterson, Council liaison to the Dublin Board of Education stated that this month's meeting was postponed to Wednesday, June 17.

Mr. McDaniel indicated that is the next regular meeting, but they may attempt to meet prior to that date, as well.

Mr. Peterson inquired if it would be possible to have a summary explaining "Win-Win" and where it originated.

Mr. McDaniel responded that staff would obtain that information.

Mayor Keenan indicated that there was a good article in the newspaper recently, as well.

Ms. Chinnici-Zuercher, MORPC Regional Policy Roundtable Chair reported that they met last week. State Auditor David Yost spoke about ShareOhio. He is familiar with the northeast area of the State, which has implemented that program. The risk of loss insurance issue has been resolved by them, so there should not be a hindrance for municipalities or townships to engage in the ShareOhio program.

Mr. Lecklider, US 33 Corridor Representative reported that there is no new information to report at this time.

COUNCIL ROUNDTABLE

Mr. Peterson reported that the sanitary sewer/water extension meeting occurred last week. It was well attended. There will be a Council workshop on this topic, as well, on Monday, June 15.

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Ms. Chinnici-Zuercher reported that on Saturday, May 16 the Tencennial Celebration for the Miracle League was held. Ms. Salay and Mr. Lecklider were also in attendance. Over 1,100 people attended this celebration, and it is always thrilling to see the children and their families who are so grateful for this opportunity for their children. Joe Fox, Director of the Miracle League indicated there are 34 children who are still in the program after 10 consecutive years; 17 were in attendance and were formally recognized. People continue to thank the City for this wonderful facility. An award was announced to Mr. Hahn as a thank you to the City for their participation in support of the Miracle League. She presented the award to Mr. Hahn, adding that all could not have been accomplished without the support of Mr. Hahn and his staff, as well as the community volunteers.

Mr. Lecklider stated:

1. It is always rewarding to visit the Miracle League Field, whether it is a regular game or Tencennial. He recognized Ms. Chinnici-Zuercher for her leadership on this initiative; he also recognized Terry Lyden for bringing forward the concept to Council; and Council for their support over the past 10 years. Joe Fox, League Director recognized Mr. Hahn for his support of the League. Mr. Lecklider noted that he was reminded of all the things Mr. Hahn has done for the City over nearly 30 years of service; this is just one of many. Mr. Fox noted that Mr. Hahn responded to every call for assistance. While Mr. Hahn does not seek acclaim, this is an example of what an "All Star" Fred Hahn is!
2. On behalf of Council, he attended a celebration on Sunday of Jim Link's longtime service to the community as Executive Director of Dublin Youth Athletics. Council previously honored him with a proclamation at a Council meeting. The event was very nice and was attended by the many families whose children were coached by Mr. Link over the years.
3. Noted that the ESGR recognition given to the City speaks a lot about the kind of community Dublin is, the kind of Administration in place in the City, and the type of employees serving the City.

Mr. Reiner noted that he attended the Tax Incentive Review Council meeting with Ms. Chinnici-Zuercher, and the analysis shows that Dublin is in very good shape, all in all. The TIFs have been a very productive part of the City's development and growth. He thanked Ms. Mumma for her efforts.

Vice Mayor Gerber noted there is lots of work underway on Dublin Road South in connection with the shared-use path. He asked if staff could provide an update on the status for the next meeting.

Mayor Keenan:

1. Noted that he, Vice Mayor Gerber, and Ms. Chinnici-Zuercher attended the Police Memorial Service at the Justice Center on May 8. The service was very respectful and poignant. Catherine Clark, the wife of a Police officer who lost his life in the line of duty in Cleveland 14 years ago spoke at the service. She is now a resident of Dublin.
2. He and Ms. Chinnici-Zuercher attended the ODOT information session held today at the Crowne Plaza about the 270/33 project. It was very well attended, including Congressman Tiberi, Senator Hughes, Representative Duffey, William Murdock of MORPC, and Ferzan Ahmed of ODOT. Officials from surrounding communities were also present. The program was informative and well covered by the news media.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Keenan moved to adjourn to executive session to continue the discussion of land acquisition matters.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Ms. Salay, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes; Mr. Peterson, yes.

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Mayor Keenan announced that Council may reconvene and take action following the executive session.

The meeting was reconvened at 11:20 p.m. No further action was taken.

The meeting was adjourned at 11:20 p.m.

Mayor – Presiding Officer

Clerk of Council